



US Army Corps
of Engineers®

Public Notice

Public Notice No. 07-26 Date: March 20, 2007

Nashville District Application No. 200502678 Expires: April 19, 2007

Please address all comments to: Regulatory Branch, 3701 Bell
Road, Nashville, TN 37214-2660; ATTN: J. Ruben Hernandez

JOINT PUBLIC NOTICE
US ARMY CORPS OF ENGINEERS
AND
TENNESSEE VALLEY AUTHORITY

SUBJECT: Proposed Fill in Wetlands Adjacent to Reedy Creek Mile
5.0, Right Bank, in Kingsport, Sullivan County, Tennessee

TO ALL CONCERNED: The application described below has been
submitted for a Department of the Army Permit pursuant to **Section
404 of the Clean Water Act (33 USC 1344)**. Before a permit can be
issued, certification must be provided by the State of Tennessee,
Division of Water Pollution Control, pursuant to Section 401(a)(1)
of the CWA, that applicable water quality standards will not be
violated. The applicant has requested the state certification by
separate application.

APPLICANT: Greater Kingsport Family YMCA
1100 Franklin Square
Kingsport, Tennessee 37664

LOCATION: Wetlands adjacent to Reedy Creek Mile 5.0, right bank,
in Kingsport, Sullivan County, Tennessee, N 36.54230, W 82.51470,
Kingsport, TN-VA, USGS 7.5 Minute Series Quad Map (Figure 1).

Note: The proposed project location is known as the "Roger Ball
Tract", a 19.2 acre site situated near the intersection of SR-93
and US-11W. Approximately (approx) 9.2 acres of the property lie
within the floodway of Reedy Creek and would not be developed.

DESCRIPTION: The proposed work consists of the construction of a
full service recreation facility, the Wellmont Center. A 73,350
square feet recreation center is planned that would include a
gymnasium, indoor swimming pool, youth fitness arcade, and various
group exercise and activity rooms. The facility would also
incorporate 2.3 acres of outdoor amenities including a full size
soccer field and running track. Another 3 acres would be
necessary to comply with local building requirements for parking
and roads. For additional details, see plan view (Figure 2).

Approx. 30,000 cubic yards of fill would be deposited into 3.07 acres of wetlands adjacent to Reedy Creek. The wetlands are predominantly palustrine scrub/shrub and emergent with some limited palustrine forested habitat present. A previous property owner filled approx. 1.50 acres of this total in 2003 and this constitutes an ongoing enforcement action by the Tennessee Department of Environment and Conservation. The Corps of Engineers (Corps) is aware of this activity but has determined that the filled wetland is isolated and, therefore, not subject to its regulatory authorities. The applicant has agreed to assume responsibility for mitigating the existing wetland impact. The proposed 1.57-acre fill would affect portions of three wetlands lying outside Reedy Creek's floodway boundary (Figure 3). No direct disturbance of the creek is anticipated.

Alternatives/Minimization. Numerous properties were evaluated using economic and physical selection criteria identified by the applicant. Factors considered included cost of land, length of time before commitment, site development costs, acreage, shape and topography, ease of access, soil conditions (e.g., bearing and drainage capabilities), building expansion room, outdoor recreation room, adequate parking, legal encumbrances, and other location considerations. The present site ranked high using the above criteria, and in addition, it is adjacent to the Kingsport Greenway which runs parallel to Reedy Creek. During design, all structures were situated as far west towards East Stone Commons Mall as allowed by building codes. Parking was minimized by keeping the least number of spaces specified by zoning.

Mitigation. The 1.50 acres of previously impacted wetlands would be mitigated onsite by restoring 2.06 acres of former wetlands and preserving 4.70 acres of palustrine wetlands lying along Reedy Creek. An additional 3.13 acres of upland buffer would be included in the mitigation proposal for no additional compensation credit. The combined 9.89-acre onsite mitigation area would be donated to the City of Kingsport and included as part of their Greenbelt Pedestrian Way. Boardwalks and interpretive signage that are intended to serve schools and the general public would also accompany the wetland donation. See plan, Figure 3A.

The remaining 1.57 acres of proposed wetland impact will be mitigated offsite at the Holston Army Ammunition Plant by creating 6.28 acres of functional wetlands and 7.57 acres of preserved upland buffer. The mitigation site is located approx. 2,000' north of the Holston River and is approximately 3.5 miles west of Kingsport (Figures 4 & 5). The approx. coordinates of the site are N 36.52894, W 82.64274. Once the mitigation has been established, creation areas would be monitored for five years to ensure that they are meeting the mitigation goals and objectives.

Furthermore, the entire mitigation site would be protected in perpetuity by indenturing it into a restrictive covenant which would become an attachment to the property deed.

Plans of the proposed work are attached to this notice.

The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish/wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under authority of Section 404(b)(1) of the CWA (40 CFR Part 230). A permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Corps will prepare an Environmental Assessment prior to a final decision concerning issuance or denial of the requested Department of the Army Permit.

The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are

known which would be affected by the proposed work. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the office of the State Historic Preservation Officer.

Based on available information, the proposal will not destroy or endanger any federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act. Therefore, we have reached a no effect determination, and initiation of formal consultation procedures with the US Fish and Wildlife Service is not planned at this time.

Other federal, state, and/or local approvals required for the proposed work are as follows:

a. Tennessee Valley Authority (TVA) approval under Section 26a of the TVA Act. In addition to other provisions of its approval, TVA would require the applicant to employ best management practices to control erosion and sedimentation, as necessary, to prevent adverse aquatic impacts.

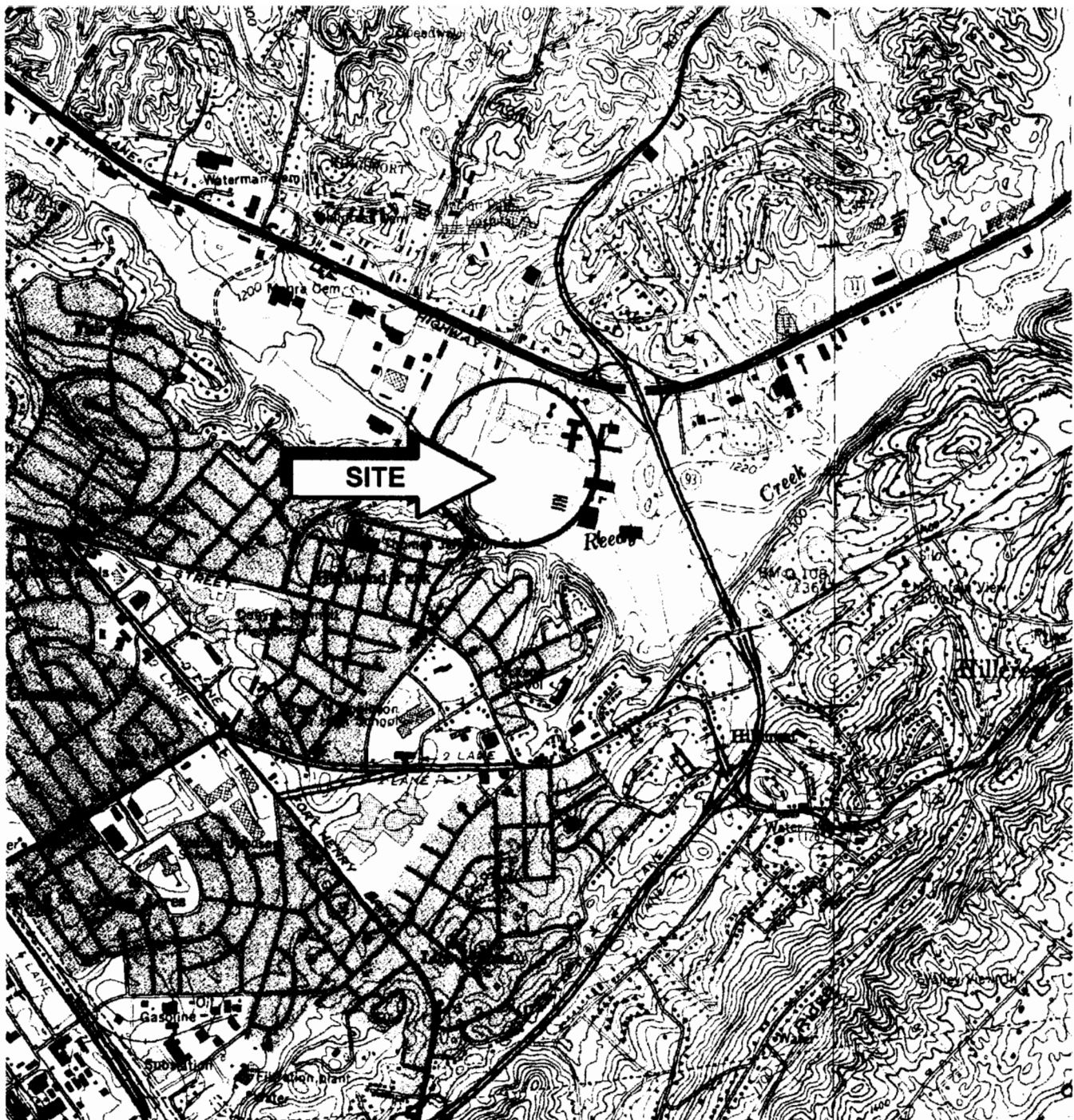
b. Water quality certification from the state of Tennessee in accordance with Section 401(a)(1) of the Clean Water Act.

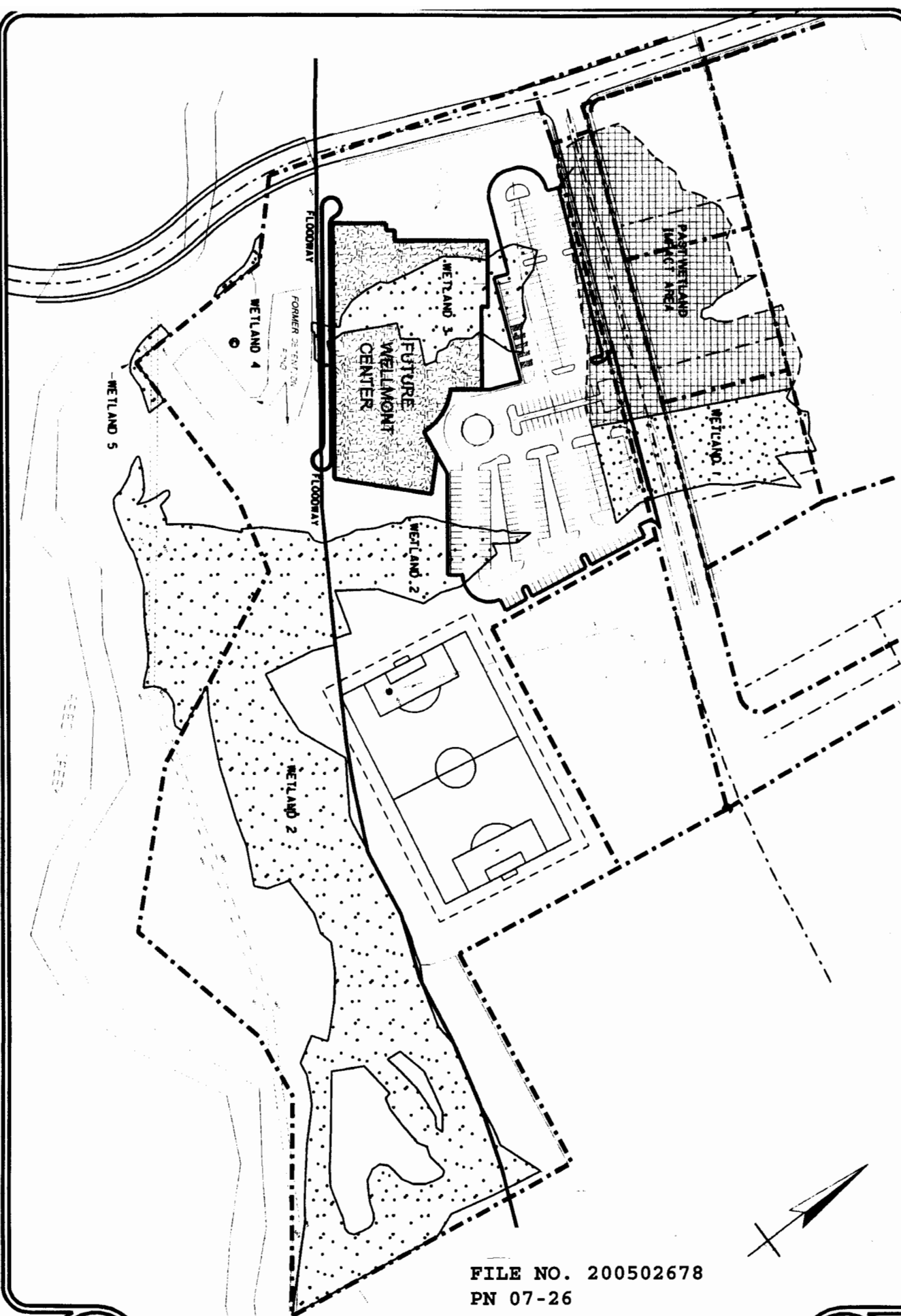
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a hearing.

Written statements received in this office on or before **April 19, 2007**, will become a part of the record and will be considered in the determination. Any response to this notice should be directed to the Regulatory Branch, Attn: J. Ruben Hernandez, at the above address, telephone (615) 369-7519. It is not necessary to comment separately to TVA since copies of all comments will be sent to that agency and will become part of its record on the proposal. However, if comments are sent to TVA, they should be mailed to Holston-Cherokee-Douglas Watershed Team, 106 Tri-Cities Business Park Drive (WTR 1A-GRT), Gray, Tennessee 37615.

If you received this notice by mail and wish to view all of the diagrams, visit our web site at:

<http://www.lrn.usace.army.mil/cof/notices.htm>, or contact J. Ruben Hernandez at the above address or phone number.





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FIGURE 3. WETLAND MAP OVERLAIN WITH PROJECT IMPACTS
GREATER KINGSFORD YMCA WELLMONT CENTER, SULLIVAN CO., TN/REEDY CK. MILE 5.0 RIGHT BANK

APPLICANT: GREATER KINGSFORD YMCA

USACE FILE NO. 200602678

MARTIN FREEMAN ASSOCIATES, P.C.

2300 J.B. DENNIS HWY. NINESPORT, TENNESSEE 37260 423-378-5848 FAX 423-378-6375

NOTES

1. AREAS WILL BE GRADED TO ELEVATION OF ADJOINING WETLANDS. BEST MANAGEMENT PRACTICES WILL BE USED TO PROTECT SURROUNDING WETLANDS AND RIPARIAN ZONES FROM SILTATION AND RUNOFF.
2. SLOPES ABUTTING RESTORATION AREAS WILL BE CONTOURED AT 3:1 OR SHALLOWER AND STABILIZED WITH AN APPROPRIATE MIXTURE OF ANNUAL AND PERENNIAL GRASSES.
3. RESTORATION AREAS WILL BE LOWERED TO THE ELEVATION OF ADJOINING WETLANDS AND PLANTED WITH 24-36 IN. BARE-ROOT SHUMARD OAK (QUERCUS SHUMARDII). PLANTINGS WILL BE AT THE RATE OF 435 STEMS/AC.
4. DETENTION POND WILL BE FILLED TO THE ELEVATION OF THE SURROUNDING WETLANDS. SOILS WILL COME FROM ORIGINAL SPOILS EXCAVATED FROM THE POND. THE UPPER 6-12 IN. WILL INCLUDE TOPSOIL. DISTURBED AREAS WILL BE STABILIZED WITH NATIVE MOISTURE-TOLERANT SPECIES SUCH AS VIRGINIA WILD-RYE (ELYMUS VIRGINICUS) AND WOODLAND REEDGRASS (CHINA ARUNDINACEA).

CREDIT TABLE

AREA NAME	ACREAGE	CREDIT RATIO	MITIGATION CREDITS
RESTORATION AREA 1	1.78	2:1	0.89
RESTORATION AREA 2	0.28	2:1	0.14
PRESERVATION	4.70	10:1	0.47
UPLAND PRESERVATION	3.13	—	0.00
	9.89		1.50

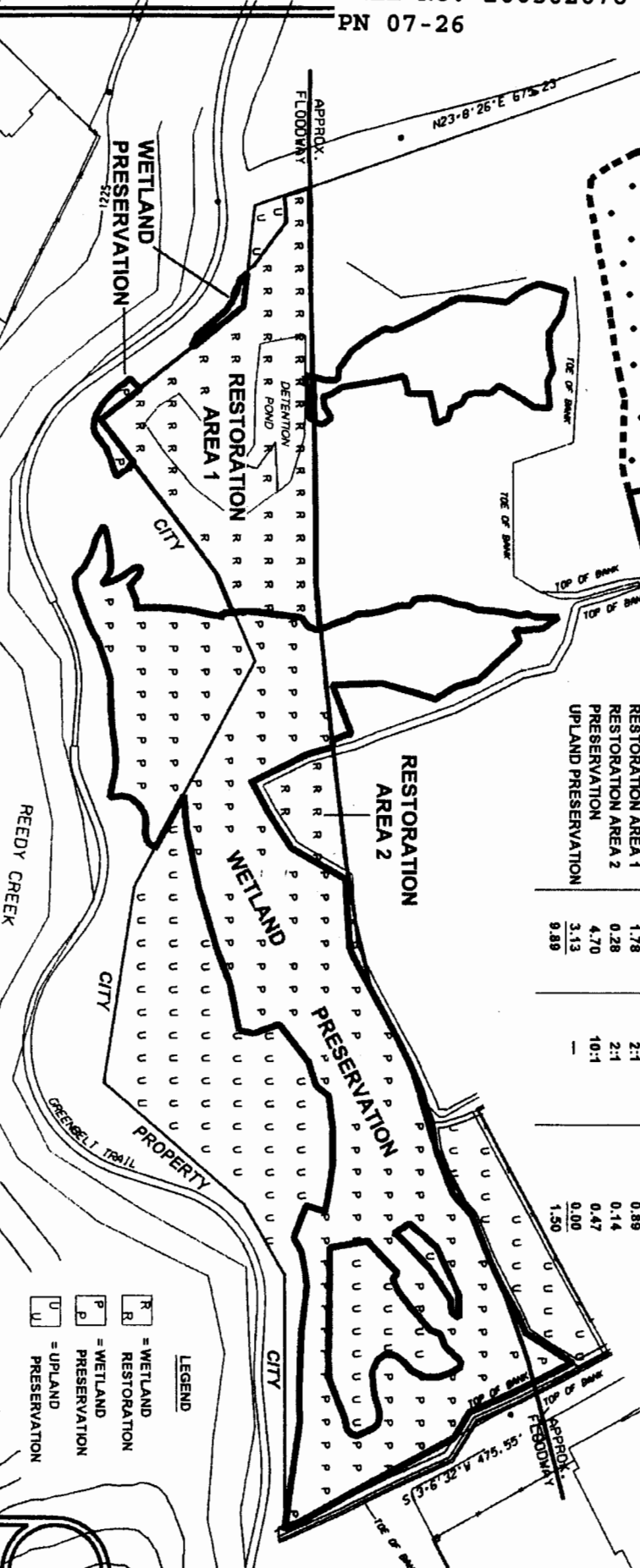


FIGURE 3A GREATER KINGSFORT YMCA WELLMONT CENTER, WETLAND MITIGATION MAP

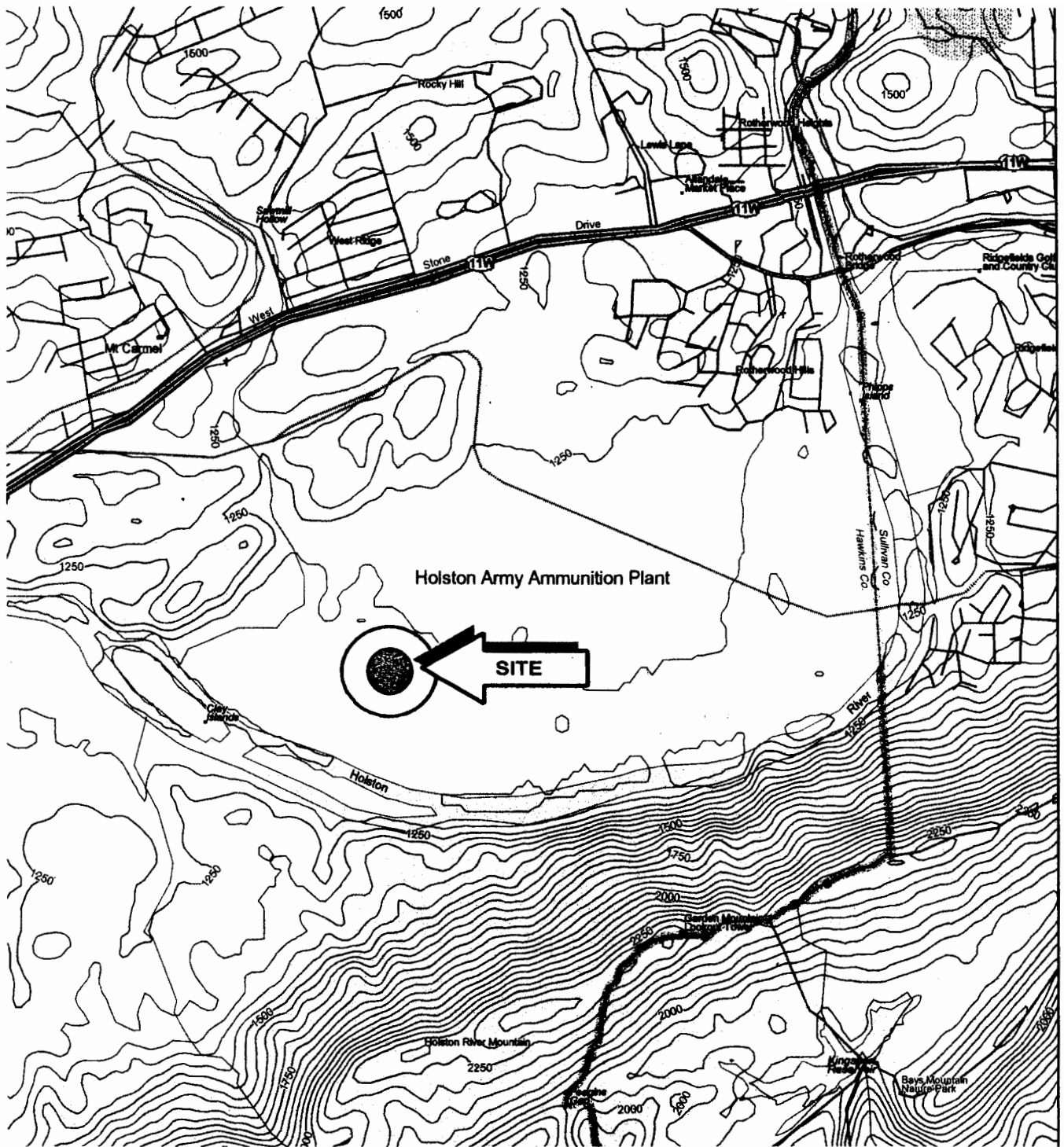
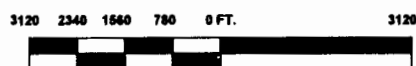


Figure 4. Mitigation Site-Location Map
 DeLorme TopoQuads®
 Church Hill TN-VA (1991) & Kingsport TN-VA (1991)

SCALE 1 : 37,440



ptr environmental
 services

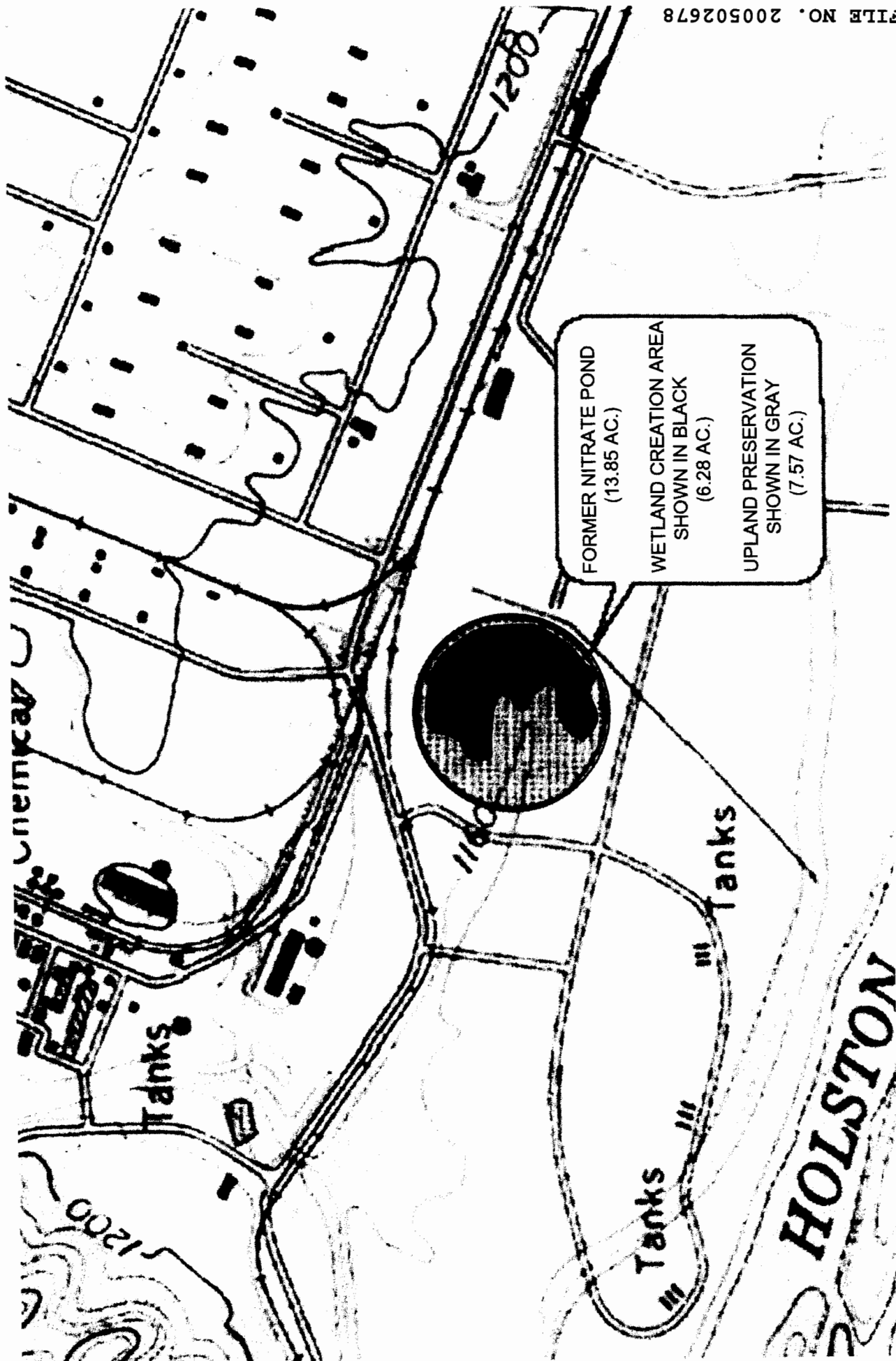


FIGURE 5. YMCA Wellmont Center, Proposed Wetland Mitigation Site,
BAE/Holston Army Ammunition Plant

MAP SCALE: 1:7,040

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